



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Huston Short Plat

Proposal Address: 10060 NE 24th Street

Proposal Description: Land Use Review of a Preliminary Short Plat application to subdivide two existing properties with a combined area of 2.48 acres into 8 lots, one access tract, and one open space tract in the R-3.5 zone.

File Number: 12-111525-LN

Applicant: Franklin Murray

Decisions Included: Preliminary Short Plat (Process II)

Planner: Reilly Pittman, Associate Planner

**State Environmental Policy
Act Threshold
Determination:** Exempt

Department Decision: Approval with Conditions

Reilly Pittman, Associate Planner
Development Services Department

Application Date: April 19, 2012
Notice of Application: May 3, 2012
Decision Publication Date: July 19, 2012
Appeal Deadline: August 2, 2012

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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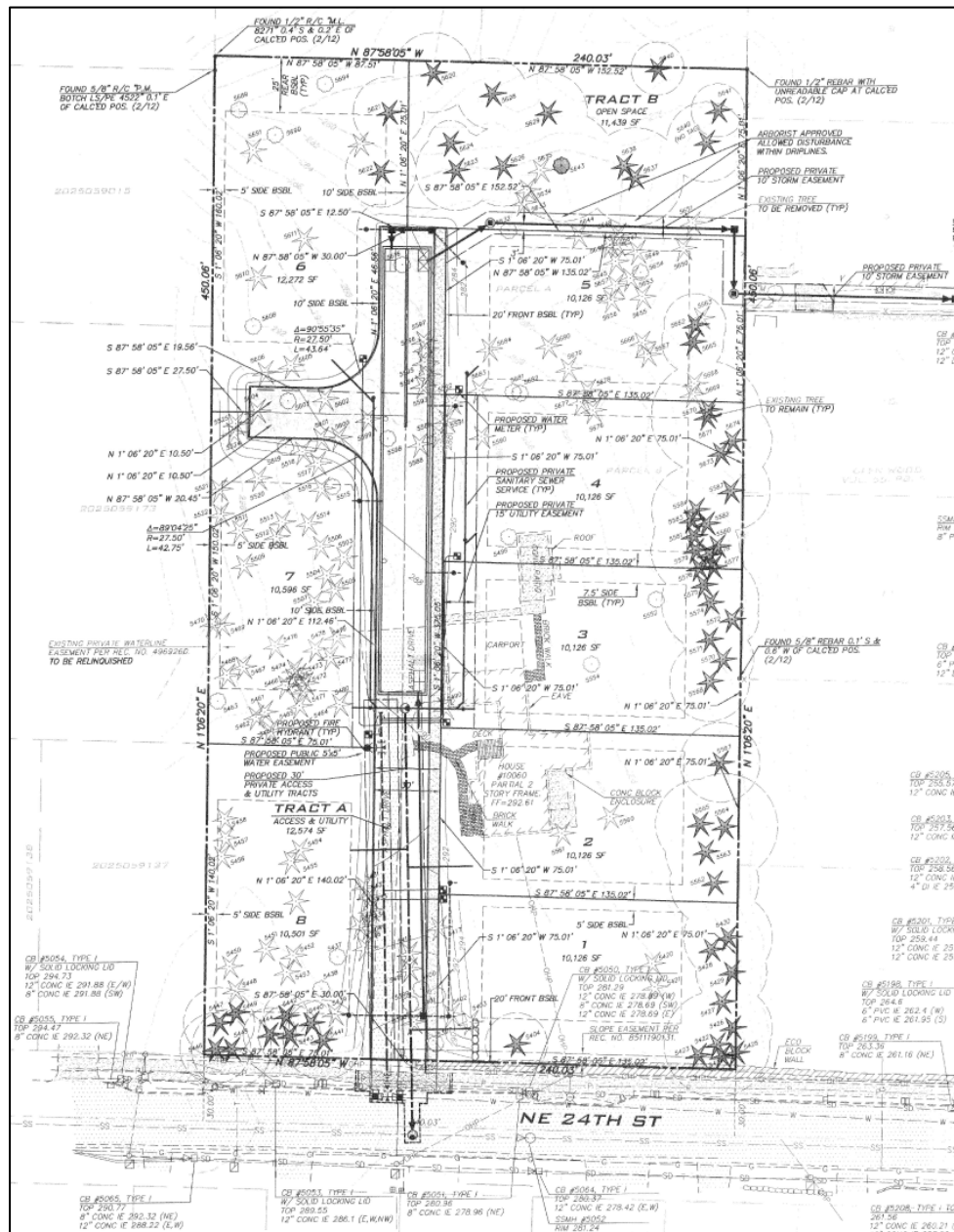
Attachments

1. Preliminary Short Plat – Enclosed
2. Survey, Road Plan, Preliminary Grading Plan – In File
3. Application forms, public comments, correspondence – In file

I. PROPOSAL DESCRIPTION

The applicant is proposing to subdivide a site comprised of two separate lots totaling 2.48 acres into eight lots between 10,126 square feet and 12,272 square feet with the rest of the property placed into an access tract and an open space tract as seen in Figure 1 below. The site contains an existing single-family residence which will be demolished. The current driveway for the exiting residence on lot 1 will be enlarged to accommodate access for all the proposed lots.

Figure 1 – Site Plan

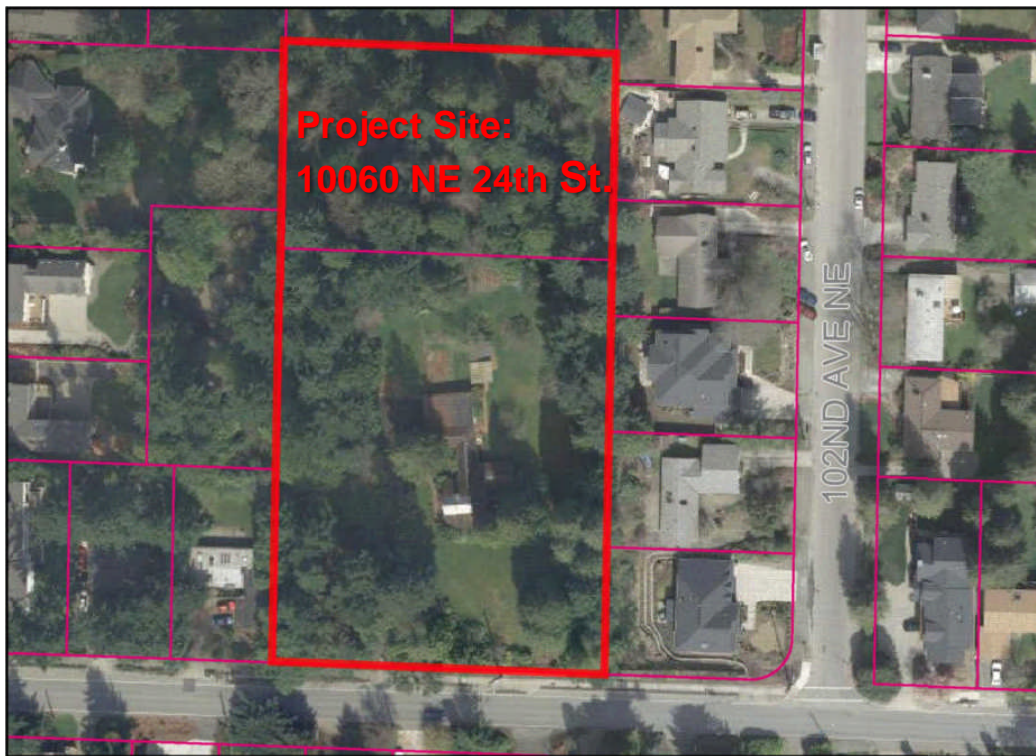


II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

A. SITE DESCRIPTION

The project site is located at 10060 NE 24th Street within the North Bellevue Subarea. The site is two separate parcels (2025059058 and 2025059161). The site has street frontage on NE 24th Street along the south property line. The site is surrounded in all other directions by single-family zoned properties. The site generally slopes downward from the west to the east with some irregular and steep topography on the northern 2nd parcel and along the eastern site boundary. The southern lot of this site has an existing single-family residence. The house is located at the center of the project site and is surrounded by significant vegetation provided by trees around the perimeter of the site. See Figure 2 below for an aerial photo of the property as it currently exists.

Figure 2



B. ZONING

The property is zoned R-3.5, single-family residential which requires a minimum lot area of 10,000 square feet.

C. LAND USE CONTEXT

The property has a Comprehensive plan Land Use Designation of SF-M (Single Family Medium Density). The proposed activity is consistent with single-family development and is allowed in the single-family comprehensive plan land use

designation. The surrounding neighborhood context is entirely single-family uses both adjacent to the site and in the vicinity.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. ZONING DISTRICT DIMENSIONAL REQUIREMENTS:

The site is located in the R-1 zoning district. The proposed short plat is in conformance with the general dimensional requirements of the zone and conservation subdivision under LUC 20.45B as outlined below.

BASIC INFORMATION												
Zoning District	R-3.5											
Gross Site Area	108,014 Square Feet or 2.48 Acres											
ITEM	REQ'D/ALLOWED	PROPOSED										
Dwelling Units/Acre	2.48 x 3.5 = 8.68 units per acre	8 Units										
Minimum Lot Area	10,000 Square Feet	<table><tr><th>Lot #s</th><th>Lot Size (SF)</th></tr><tr><td>Lots 1-5</td><td>10,126 SF</td></tr><tr><td>Lot 6</td><td>12,272 SF</td></tr><tr><td>Lot 7</td><td>10,596 SF</td></tr><tr><td>Lot 8</td><td>10,501 SF</td></tr></table>	Lot #s	Lot Size (SF)	Lots 1-5	10,126 SF	Lot 6	12,272 SF	Lot 7	10,596 SF	Lot 8	10,501 SF
Lot #s		Lot Size (SF)										
Lots 1-5		10,126 SF										
Lot 6		12,272 SF										
Lot 7		10,596 SF										
Lot 8	10,501 SF											
Minimum Lot Width	70 feet	All widths greater than 70 feet										
Minimum Lot Depth	80 feet	All widths greater than 80 feet										
Building Setbacks		All setbacks meet or exceed the minimums required										
Front Yard	20 feet											
Rear Yard	25 feet											
Min. Side Yard	5 feet											
2 Side Yard	15 feet											
Access Easements	10 feet											
Lot Coverage	.35 on each lot	Evaluated under future building permits for each lot										
Impervious Surface	.50 on each lot	Evaluated under future building permits for each lot										
Tree Retention	30% of 4,088 diameter inches = 1,226 inches minimum	30% of diameter inches retained = 1,232 inches										

See related conditions of approval in Section X of this report

IV. PUBLIC NOTICE AND COMMENT

Application Date:	April 19, 2012
Public Notice (500 feet):	May 3, 2012
Minimum Comment Period:	May 17, 2012

The project was publicly noticed in the City's Weekly Permit Bulletin on May 3, 2012 with notice mailed to property owners within 500 feet of the project site. A public information sign was also installed on the site the same day. Comments were submitted from neighbors adjacent to the property and are summarized and were addressed as follows:

A. Tree Retention Concerns

Several comments submitted concerned retention of trees on the project site. The site is a larger property with one original house that is surrounded by property which has been subdivided and developed over time. As the project site is relatively untouched it possesses significant vegetation coverage which has provided seclusion and aesthetic value to the surrounding properties. While the trees can provide perching potential for birds they are not located in any protected habitat areas or nesting buffers that would require tree protection.

The only requirement to retain trees on this property is found in LUC 20.20.900. This code section requires that properties that are proposed for short plat retain at least 30 percent of the total diameter inches of significant trees on the site. A significant tree is any tree at least six inches or greater in diameter. The total diameter inches on the site are added up and the project must retain at least 30 percent of that sum. The site has 4,088 total diameter inches; the applicant proposes to retain 30 percent of those inches or 1,232 diameter inches. The trees proposed for retention are located around the perimeter of the project site, primarily along the north, east, and south property lines. The applicant is also retaining trees in an open space tract that will be designated as a Native Growth Protection Area which restricts any future development and protects the vegetation within the tract from removal. The trees noted for retention on the plans will be required to be protected during construction in order to ensure they are not damaged. In addition, the retained trees will be required to be evaluated by an arborist prior to issuance of the clearing and grading permit to construct the infrastructure. Retained trees not located within the NGPA tract are subject to a Tree Preservation Plan that protects the trees into the future. **See related conditions of approval in Section X of this report**

B. Drainage Concerns

Comments were submitted regarding drainage onto the site and general drainage in the project vicinity. The project was reviewed and approved conceptually by the City's Utilities Department. The proposal provides for a storm water retention vault and connection to the City's public storm water system. The proposed storm system

is reviewed to ensure it adequately addresses the project site after it is developed with new homes and surfaces to allow water to leave the site at the same rate it did prior to development. The applicant is required to demonstrate during the infrastructure permitting following this approval that the proposed storm and other utility systems can be built as proposed. If the systems cannot function as proposed the preliminary short plat approval may need to be revised. The most extreme outcome is that a project would not be built if the proposed systems are found to be inadequate. Drainage in the vicinity of the project site is not addressed by the project as the property owner cannot be required to address drainage originating from another property and not from the project site. Improvements to the public utility system are carried out by the City of Bellevue.

V. SUMMARY OF TECHNICAL REVIEWS

A. CLEARING AND GRADING:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development and has approved the application without any conditions of approval. A Clearing and Grading permit (type GE) will be required to construct plat infrastructure prior to final plat approval.

B. FIRE DEPARTMENT:

The Fire Department has reviewed and approved the application with conditions:

1. Demolition and construction shall conform to the requirements of International Fire Code Chapter 14 IFC Chapter 14
2. No Parking will be allowed on the 20 foot wide access road and hammerhead. Provide proper signage for Fire Lane (IFC 503 & IFC 503.3) See Public Information sheet handout located at http://www.bellevuewa.gov/pdf/Fire/F-11_FireLanes.pdf
3. Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. See Public Information sheet handout located at http://www.bellevuewa.gov/pdf/Development%20Services/B-1_VehicleLoading.pdf
4. Provide a fire hydrant within 400 feet of the most remote building. (IFC 508)

C. TRANSPORTATION DEPARTMENT:

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual

prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

1. Site Access

Access to Lots 1 thru 8 will be from a single private road off of NE 24th Street as shown on the plans. No other access connection to city right-of-way is authorized.

The private road opening width will be a minimum of 24 feet with Fire Department Approval and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7A.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

See related conditions of approval in Section X of this report.

2. Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **See related conditions of approval in Section X of this report.**

3. Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site NE 24th Street is classified as No Street Cuts Permitted; whereas 102nd Avenue NE is classified as Overlay Required. **See related**

conditions of approval in Section X of this report.

4. Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed and vertical walls removed as needed within the sight triangle. **See related conditions of approval in Section X of this report.**

5. Transportation Impacts and Mitigation

City staff has analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the peak hours. The proposed eight lot short plat is estimated to generate eight additional peak hour trips. The addition of eight new peak hour trips is not expected to have a significant impact on the traffic operations of the adjacent streets.

D. UTILITIES REVIEW

Utilities have approved the preliminary short plat application only. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate utilities. All water, sewer & storm drainage design review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement process, water application process, side sewer permit(s) and/or storm drainage connection permits. Flow control is waived for site areas which are or will be set aside in Native Growth Protection Areas and Easements (NGPAs/NGPEs) provided such NGPAs/NGPEs are in separate tracts, or in easements which are permanently fenced or permanently signed when included as part of the lot or the developed parcel. **See related conditions of approval in Section X of this report.**

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

Short Plats not creating more than 10 dwelling units or modifying Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a) and BCC 22.02.032. Thus, the project proposal is exempt from SEPA review.

VII. CHANGES TO PROPOSAL AS A RESULT OF CITY REVIEW

Staff required the setbacks on Lot 1 be corrected and required that the tree retention proposed be revised to be based on all trees on the site. Revisions were made to address Transportation and Utility Department code requirements. No revisions were made which substantially changed the proposed short plat from the original proposal.

VIII. DECISION CRITERIA:

A. LAND USE CODE 20.45B.130 DECISION CRITERIA FOR A PRELIMINARY SHORT PLAT:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

1. **The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

Response: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities during infrastructure permit review. The Utilities review found the proposed drainage to be feasible. The short plat makes appropriate provisions for the public health, safety, and general welfare.

2. **The public interest is served by the short subdivision.**

Response: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards. The short plat also achieves more of the available density of the City of Bellevue.

3. **The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

Response: The preliminary short plat considers the physical characteristics of the site by providing a protected Native Growth Protection Area tract which establishes an area which will be restricted from future development and protects the vegetation within the tract. **See related conditions of approval in Section X of this report.**

4. **The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

Land Use Code Requirements

A. Dimensional Requirements: *Refer to Section III.A. of this report for conformance with dimensional requirements for the R-3.5 zone and Conservation subdivision*

Response: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 zoning

district dimensional requirements.

B. Significant Tree Preservation: *Tree preservation requirements pursuant to LUC Section 20.20.900.D require the retention of 30% of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 1,226 diameter inches of the 4,088, diameter inches of the existing significant trees.*

Response: The applicant proposes to preserve at least 1,232 diameter inches or 30 percent of the significant trees on site. This satisfies the minimum 30 percent tree retention requirements.

C. Utility Codes and City Development Standards

Response: As conditioned, the proposal complies with the Utility Code and the City of Bellevue Development Standards. **See related conditions of approval in Section X of this report.**

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Response: The site is located within the North Bellevue subarea. The Comprehensive Plan specifies Single-Family Urban Residential development for this property, which is consistent with the R-3.5 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

Land Use Policy LU-3: *Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001-2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.*

Response: This short plat will provide eight lots for future single family residential development which will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses.

Land Use Policy LU-4: *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*

Response: This short plat will create eight new lots from one preexisting lot which achieves the maximum density for this property which is zoned R-3.5.

North Bellevue Policy S-NB-2: Provide for land uses and a range of density on undeveloped land in North Bellevue that will not over-burden its ability to remain a viable residential area.

Response: The creation of eight new lots is the maximum potential density allowed in the R-3.5 single-family zone and maintains the existing single-family character of the neighborhood while allowing infill development to take place.

Housing Policy HO-17: *Encourage infill development on vacant or under-utilized site that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.*

Response: This project will create eight new lots and homes which are, by use type, compatible with the surrounding single-family neighborhood. The proposal provides development on an infill or under-utilized site with adequate urban services and meets the Housing Element Neighborhood Quality & Vitality goal of ensuring compatible housing and environmentally sensitive features by preserving healthy, significant, existing trees on-site.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Response: As conditioned, each lot can reasonably be developed to current R-3.5 zoning standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **See related conditions of approval in Section X of this report.**

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access location, and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots. **See related conditions of approval in Section X of this report.**

IX. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160

X. CONDITIONS OF APPROVAL:

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Codes and Ordinances</u>	<u>Contact Person</u>	<u>Phone</u>
Clearing and Grading Code – BCC 23.76	Janney Gwo	425-452-6190
Construction Codes – BCC Title 23	Building Division	425-452-4121
Fire Code – BCC 23.11	Kevin Carolan	425-452-7832
Land Use Code – BCC 20.25H	Reilly Pittman	425-452-4350
Noise Control – BCC 9.18	Reilly Pittman	425-452-4350
Trans. Development. Code – BCC 14.60	Abdy Farid	425-452-7698
Traffic Standards Code – BCC 14.10	Abdy Farid	425-452-7698
Right-of-Way Use Code – BCC 14.30	Tim Stever	425-452-4294
Utility Code – BCC Title 24	Arturo Chi	425-452-4119

A. GENERAL CONDITIONS:

1. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

2. Obtain Permits

Permits are required to construct infrastructure, utilities, buildings and other improvements. No construction may commence until the appropriate permit is issued.

AUTHORITY: Land Use Code 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

3. Noise – Construction Hours

Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on

Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Reilly Pittman, Development Services Department

4. Preliminary Design, Utility Codes And Engineering Standards

There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate utilities. All water, sewer & storm drainage design review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement process, water application process, side sewer permit(s) and/or storm drainage connection permits.

AUTHORITY: BCC 24.02, 24.04, 24.06

REVIEWER: Arturo Chi, Utilities

5. Significant Tree Retention

At least thirty percent of the diameter inches of all significant trees on the site are required to be retained. If trees depicted on the preliminary short plat as retained are subsequently found infeasible to retain, conformance is required to be demonstrated with LUC 20.20.900 D and/or G to demonstrate that the required 30 percent of diameter inches is being retained.

AUTHORITY: Land Use Code Section 20.20.900 D and G

REVIEWER: Reilly Pittman, Development Services Department

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

1. Right Of Way Use Permit

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a. Designated truck hauling routes.
- b. Truck loading and unloading activities.
- c. Hours of construction and hauling.
- d. Continuity of pedestrian facilities.

- e. Temporary traffic control and pedestrian detour routing for construction activities.
- f. Street sweeping and maintenance during excavation and construction.
- g. Location of construction fences.
- h. Parking for construction workers.
- i. Construction vehicles, equipment, and materials in the right of way.
- j. All other construction activities as they affect the public street system.

Access shall be provided at all times during the construction process. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department (425) 452-4294

2. Off-Street Parking

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department (425) 452-4294

3. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, sidewalk and curb restoration, the connection (**driveway approach**) of the private road to NE 24th Street and pavement restoration on NE 24th Street and 102nd Avenue NE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a. Site Specific Items:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to

abrupt changes in grade.

- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings DEV-7A, TE-1, TE-3, TE-10 and TE-11.

REVIEWER: Abdy Farid, Transportation Department (425) 452-7698

4. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, the existing walls near the access point on NE 24th Street need to be moved and vegetation must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Abdy Farid, Transportation Department (425) 452-7698

5. Pavement Restoration

The city's pavement manager has determined that this segment of NE 24th NE and 102nd Avenue NE will require grind and overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21

REVIEWER: Tim Stever, Transportation Department (425) 452-4294

6. Tree Protection

To mitigate adverse impacts during all construction to the trees to be retained and trees on adjacent properties, the applicant must comply with the Clearing and Grading BMP T101 for tree protection. This BMP requires protection fencing and other protection measures shown on the site plans or a separate tree protection plan for any clearing and grading for infrastructure or future building permits for the house.

AUTHORITY: Bellevue City Code 23.76.060

REVIEWER: Reilly Pittman, Development Services Department

7. Arborist Report

The arborist report which evaluated the trees on-site shall be submitted as part of the clearing and grading permit application to confirm that the trees proposed for retention are healthy and worthy of retention.

AUTHORITY: Land Use Code 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

C. PRIOR TO APPROVAL OF FINAL SHORT PLAT:

1. No Parking

No Parking will be allowed on the 20 foot wide access road and hammerhead. Provide proper signage for Fire Lane.

AUTHORITY: International Fire Code 503 and 503.3

REVIEWER: Kevin Carolan, Fire Department

2. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the top lift and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed.

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

Improvements must be approved by the Transportation Department inspector before they are deemed complete. At completion of all transportation infrastructure items, the developer must provide a one year maintenance assurance device equivalent to 20% of the value of the transportation infrastructure improvements, dating from the acceptance of the improvements.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241; LUC 20.40.490

Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Abdy Farid, Transportation Department (425) 452-7698

3. Access Design And Maintenance

The final Subdivision map must include a note that specifies that the owners of lots served by the private road are jointly responsible for maintenance and repair of the private road. Also, the final Subdivision map must include a note that specifies that the private road will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130

REVIEWER: Abdy Farid, Transportation Department (425) 452-7698

4. PIPE MONUMENTS

Permanent pipe monuments shall be set along the street centerline at all intersections, curve tangent points, and cul-de-sac radius points. Said pipe monuments shall be a Bertsen A130 Aluminum Standard Monument (30" long), or equivalent, together with standard iron casting case and cover. These materials and specifications are shown in City of Bellevue Standard Drawing DEV-12 (Cap Detail B).

AUTHORITY: LUC 20.45A.030; RCW 58.17.240

REVIEWER: Abdy Farid, Transportation Department (425) 452-7698

5. Survey Review

Prior to application for a final short plat mylar the short plat shall be reviewed by Buck Harrison who is the City of Bellevue survey reviewer. Buck Harrison can be contacted at 425-452-4385.

AUTHORITY: Land Use Code Section 20.45B.130

REVIEWER: Reilly Pittman, Development Services Department

6. Lot Lines

The final short plat shall label the property lines as front, rear, or side.

AUTHORITY: Land Use Code Section 20.20.030

REVIEWER: Reilly Pittman, Development Services Department

7. Tree Retention/Final Short Plat

Existing trees contribute substantially to the effectiveness and health of this system. The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 1,232 diameter inches of

existing significant trees to remain or greater, as is proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). The following note is required on the Tree Preservation Plan:

DESIGNATION OF TREES ON THE TREE PRESERVATION PLAN ESTABLISHES A COVENANT BY THE OWNER TO LEAVE UNDISTURBED ALL TREES AS SHOWN ON THE TREE PRESERVATION PLAN. THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ALL FUTURE OWNERS. NO TREE TOPPING, TREE CUTTING, OR TREE REMOVAL SHALL OCCUR UNLESS REQUIRED OR APPROVED BY THE CITY. EXCEPT FOR ORDINARY LANDSCAPE MAINTENANCE, NO CONSTRUCTION, CLEARING, OR LAND ALTERATION ACTIVITIES SHALL OCCUR WITHIN THE DRIP-LINE OF TREES SHOWN ON THE TREE PRESERVATION PLAN, UNLESS REQUIRED OR APPROVED BY THE CITY. ACTIVITIES IN VIOLATION OF THIS COVENANT ARE SUBJECT TO PENALTY, INCLUDING WITHOUT LIMITATION, FINES AND MITIGATION REQUIREMENTS. THE CITY OF BELLEVUE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS COVENANT BY ANY METHOD AVAILABLE UNDER LAW. IT IS THE OBLIGATION OF THE OWNER TO COMPLY WITH THE TERMS OF THE TREE PRESERVATION PLAN AND THIS COVENANT.

AUTHORITY: Land Use Code 20.20.900.D

REVIEWER: Reilly Pittman, Development Services Department

8. Variance Restriction

The following note shall be added to the final short plat.

VARIANCE RESTRICTION

APPROVAL BY THE CITY OF THIS SHORT PLAT IS A DETERMINATION THAT EACH LOT IN THE SHORT PLAT CAN BE REASONABLY DEVELOPED IN CONFORMANCE WITH THE LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PRELIMINARY SHORT PLAT APPROVAL WITHOUT REQUIRING A VARIANCE.

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Reilly Pittman, Development Services Department

9. Native Growth Protection Areas

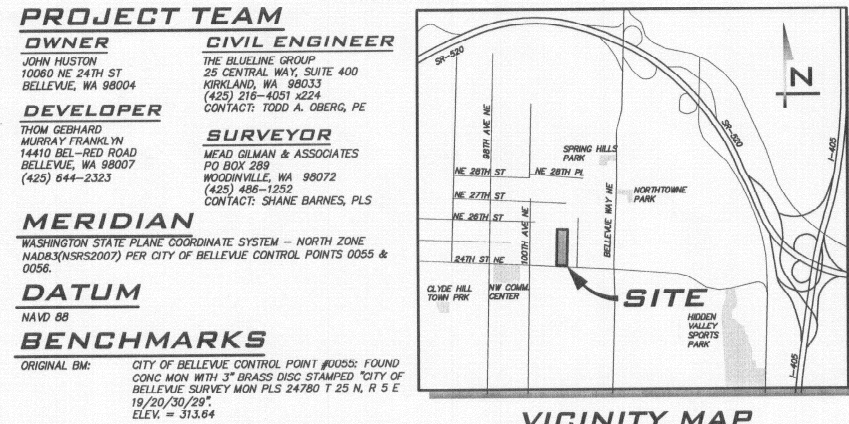
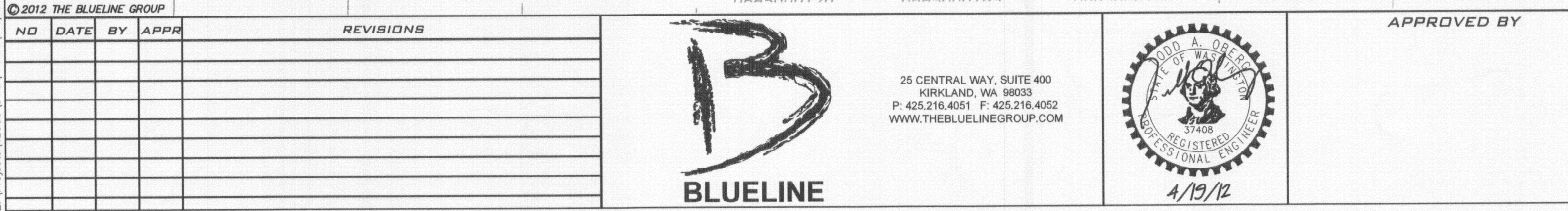
Tract B is to be labeled as Native Growth Protection Areas tract on the final short plat. The following note is required to be placed on the final short plat:

NATIVE GROWTH PROTECTION AREA (NGPA) TRACT

AN ASSURANCE THAT THE TRACT WILL BE KEPT FREE FROM ALL DEVELOPMENT AND DISTURBANCE EXCEPT WHERE ALLOWED OR REQUIRED FOR HABITAT IMPROVEMENT PROJECTS, VEGETATION MANAGEMENT, AND NEW OR EXPANDED CITY PARKS PER LAND USE CODE 20.25H; AND THAT NATIVE VEGETATION, EXISTING TOPOGRAPHY, AND OTHER NATURAL FEATURES WILL BE PRESERVED FOR THE PURPOSE OF PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT. THE CITY OF BELLEVUE HAS THE RIGHT TO ENTER THE PROPERTY TO INVESTIGATE THE CONDITION OF THE GNPA UPON REASONABLE NOTICE. THE CITY OF BELLEVUE HAS THE RIGHT TO ENFORCE THE TERMS OF THE NGPA.

AUTHORITY: Land Use Code Section 20.45B.055

REVIEWER: Reilly Pittman, Development Services Department



OWNER CIVIL ENGINEER

DEVELOPER
THOM GEBHARD

CONTACT: SHANE BARNES, PLS

WASHINGTON STATE PLANE COORDINATE SYSTEM - NORTH ZONE
NAD83(NSRS2007) PER CITY OF BELLEVUE CONTROL POINTS 0055 &
0056.

NAVD 88

BENCHMARKS

CONC MON WITH 3" BRASS DISC STAMPED "CITY
BELLEVUE SURVEY MON PLS 24780 T 25 N, R 5
19/20/30/29".

GENERAL NOTES

2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE

- ## LEGAL DESCRIPTION

495 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHING.

REFERENCES

1. RECORD OF SURVEY AS RECORDED IN VOLUME 186 OF SURVEYS, RECORDING NUMBER, 62253217300014.

2. RECORD OF SURVEY AS RECORDED IN VOLUME 150 OF SURVEYS,
RECORDING NUMBER 20020304900003.

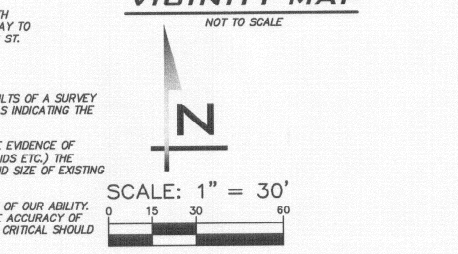
- RESTRICTIONS OF RE**
1. SUBJECT TO AN EASEMENT FOR A WATERLINE AND THE TERMS A

2. SUBJECT TO AN EASEMENT FOR SLOPE AND ANCHOR AND THE CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER SUBDIVISION RECORDING NUMBER 8508100131. PLATTED HEREON.

- ## UNDERGROUND UTILITIES

NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN.
SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR
INDICATED PIPING WHERE CROSSING, INTERFERENCES

SCALE:



DENSITY CALCULATIONS

SITE STATISTIC

ET OF THE WEST
R OF SECTION 20,
STON.

AT PAGE 227, UNDER



BOUNDARY & TOPOGRAPHY FROM A SURVEY
BY MEAD GILMAN & ASSOCIATES DATED
1/5/12 (INCLUDED IN SUBMITTAL PACKAGE)

KEY NOTE

NOTE: 50% IS THE MINIMUM REQUIREMENT.

DRAINAGE MAP #

PRELIMINARY SHORT PL

JOB NUMBER: **12-008**

SEC 20 TWP 25 RGE 5 SHT 1 OF 1